

PARKS, RECREATION AND CULTURAL SERVICES



AGENDA

Parks and Recreation Advisory Board
March 12, 2015 7:30 a.m.
1401 Recreation Way

(Please turn off your cell phone during meeting)

CALL TO ORDER

CITIZEN DISCUSSION

Time for any individual to bring before the Parks and Recreation Advisory Board any matter of interest they wish to discuss that is not on the agenda. *(Time limit: five minutes or as may be established by the Chair)*

APPROVAL OF MINUTES

[Minutes from February 12, 2015 meeting](#)

(Minutes will be posted after 5:00 p.m. on Tuesday of the week of the meeting.)

Website: <http://parks.coloradosprings.gov/explore-play/get-involved/boards-committees/parks-and-recreation-advisory-board>

CEREMONIAL ITEM (8:00 a.m. Time Certain)

- Recognition of Mayor Steve Bach Karen Palus, Director, PR&CS

ACTION ITEMS

1. [Request on Behalf of Classic Communities to Approve the Proposed Lizard Leap Neighborhood Park Master Plan Located Within the Flying Horse Master Plan](#) Connie Perry, Landscape Architect
2. [Approval of the Ute Valley Park Master and Management Plan](#) Sarah Bryarly, Landscape Architect
<http://parks.coloradosprings.gov/explore-play/explore/parks/ute-valley-master-plan-0>
3. [Acquisition of Approximately 7.022 Acres of Real Property for the Rock Island Trail Corridor](#) Chris Lieber, Manager, Planning & Development
4. [Minor Master Plan Amendment to North Cheyenne Cañon Park – South Cañon Trail Extension and Improvements](#) David Deltemeyer, Park Planner

STAFF REPORT

- Media Information

Karen Palus, Director, PR&CS

BOARD BUSINESS

- Board/Committee Reports and Concerns
- Dogs Off Leash Rules

ADJOURNMENT

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: March 12, 2015

Item Number: Action Item - #1

Item Name: Request on Behalf of Classic Communities to Approve the Proposed Lizard Leap Neighborhood Park Master Plan Located Within the Flying Horse Master Plan

SUMMARY:

Classic Communities requests the approval of the proposed Lizard Leap (10.0 Acre) Neighborhood Park. This park is located southwest of Hwy 83 and Flying Horse Club Drive and will sit just west of the planned Powers Blvd extension. The Flying Horse Master Plan includes a private golf course (197 acres), five neighborhood parks (28 acres), and one planned community park (25 acres) with 80 acres of open space.

PREVIOUS BOARD ACTION:

The Parks and Recreation Advisory Board previously approved the Flying Horse Master Plan and the location for Lizard Leap Neighborhood Park.

BACKGROUND:

Lizard Leap Neighborhood Park is proposed to be developed in conjunction with the single family lot construction associated with Parcels 3, 4, 5A, and 5B. When built this park will provide a segment of the La Foret Trail (a 12 ft. Tier I trail in this location), which will be a new integral segment of the regional trail system. Amenities include: multi-purpose fields, a basketball court, a pickle ball court, play areas for the 2-5 and 5-12 age groups, spinners, swings, and slides, walking trail and fitness stations complimented with a picnic / shade structure, terraced seating and a hilltop overlook.

This park land will be zoned PK and platted prior to construction. The park will be built by the Developer and maintained by the Flying Horse Metropolitan District.

FINANCIAL IMPLICATIONS:

In accordance with the annexation agreement and district service plan, Lizard Leap Neighborhood Park will be constructed and maintained by the Flying Horse Metropolitan District.

BOARD/COMMISSION RECOMMENDATION:

N/A

ALTERNATIVE:

The Board may choose to approve, modify, or disapprove the proposed Master Plan.

RECOMMENDATION:

Staff recommends approval of the Lizard Leap Neighborhood Park Master Plan.

PROPOSED MOTION:

A motion approving the Lizard Leap Neighborhood Park Master Plan, to be platted, zoned (PK), and built by the developer, with maintenance by the Flying Horse Metropolitan District.

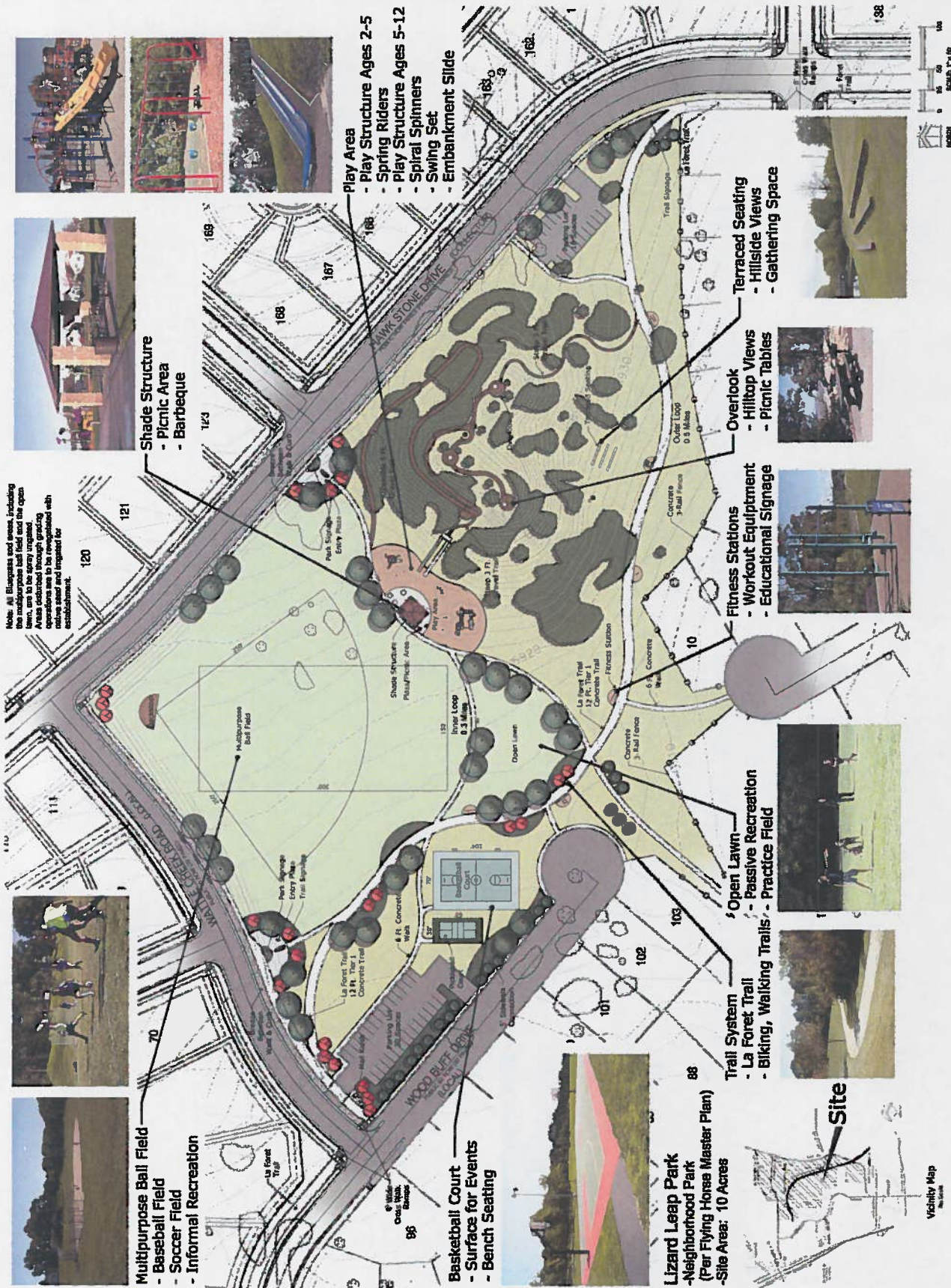
Attachments:

- Proposed Lizard Leap Neighborhood Park Master Plan
- Lizard Leap Park Project Description and Narrative

PARTIES NOTIFIED OF THIS MEETING:

Ron Bevans, NES (Consultant)

Meggan Herington, City Staff - Principal Planner



Lizard Leap Park at Flying Horse

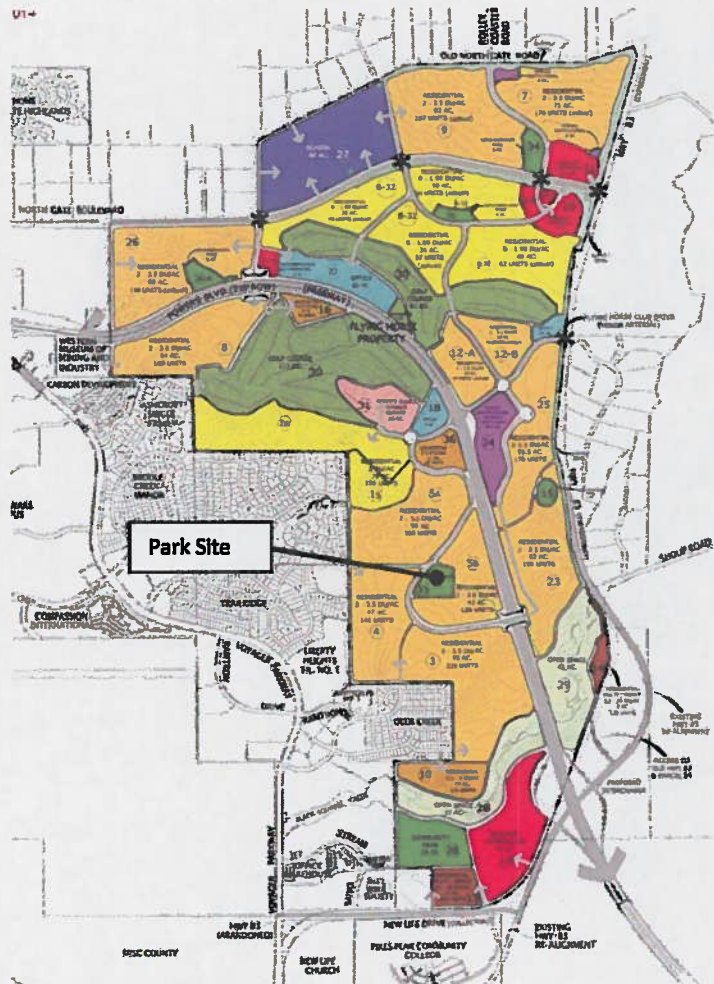
Lizard Leap Park is a 10 acre neighborhood park to be developed in the Flying Horse community. The park is located in the southern half of the Flying Horse development, and will be an addition to the existing park system within Flying Horse. The park will be developed by Flying Horse and will be owned and maintained by the Flying Horse Metropolitan District. Prior to development of the park, the site will be rezoned to PK and platted.

The park site is generally typified by gently rolling terrain, but does contain a significant topographic hillside feature making up a portion of the site. The flatter terrain will be developed into the active components of the park, and the hill will remain predominantly natural, maintain the existing characteristics and natural features.

The active use portion of the park will contain a multipurpose natural grass field with backstop that would be suitable for informal activities such as pick-up games of softball, football, soccer etc. The proposed grading of the site will set the field in a bowl to provide informal seating areas along two sides. Additional program elements within the active are of the park will include:

- Playground
- Shade structure with picnic facilities
- Basketball court
- Pickleball court
- Benches

The playground is located just to the north of the hillside feature which will allow for the incorporation of an embankment slide as one of the play components.



The hillside feature will remain primarily natural, with the preservation of the rock outcroppings and the natural vegetation of grasses, scrub oak and ponderosa pine trees. A gravel trail system will access the top of the hillside, with overlook nodes incorporated along the trail with picnic and/or seating facilities.

A third significant component of the park site will be an important link in the La Foret Trail. The trail will enter the site on at the northwest corner of the park, traverse around the south side of the hillside feature, and exit at the southeast corner of the site. Small parking areas are located at these northwest and southeast corners that t can serve as trailheads. Occasional fitness stations with exercise components will be incorporated along the trail.

The development of Lizard Leap Park will be consistent with other park and recreation improvements in Flying Horse, offering a quality experience for all users.

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: March 12, 2015

Item Number: Action Item - #2

Item Name: Approval of the Ute Valley Park Master and Management Plan

SUMMARY:

Through an extensive public process, staff and the consultant team (Tapis Associates) have prepared the Ute Valley Park Master and Management Plan for review and input by the public, the TOPS Working Committee, and the Parks and Recreation Advisory Board.

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

In 1969, Ute Valley Park was donated to the City. Over the decades, additional parcels have been dedicated and acquired through the City's Parkland Dedication Ordinance (PLDO), expanding it to 338 acres. A master plan for the original portion of Ute Valley Park was completed in 1991.

In 2013, 200 acres of the Hewlett-Packard property was purchased with a combination of private funding, a Great Outdoors Colorado (GOCO) Lottery grant and Colorado Springs's Trails, Open Space and Parks sales tax (TOPS) funding. These properties contain significant natural, historical and cultural resources that merit protection and preservation. Heavily used by neighbors and the community, visitors enjoy a variety of activities including hiking, dog-walking, mountain biking, sight-seeing and quiet reflection.

In May of 2015, TAPIS Associates was selected as the consultant to complete the master and management plan. The master plan process kicked-off during the spring of 2014 with the City working with a variety of Technical Experts to conduct baseline surveys of the property. During the summer months the Friends of Ute Valley Park assisted the City in collecting intercept and parking surveys. Data was collected to inform the plan through a variety of methods including numerous site visits, stakeholder interviews, onsite surveys, and review of existing resource studies.

To help guide the planning process "Givens", non-negotiable issues that the Department would be irresponsible not to fulfill, were established by the Parks Department to provide a framework for responsible decision making. From within this framework, master plan participants and the project team identified the key issues to be addressed throughout the process, established project values, and set common themes to guide decision making.

The planning process included over 20 Meetings-in-a-Box, where the community met in small groups. The group leaders were provided a box of information to facilitate the meeting and asked specific questions of the participants. The information collected through the Meetings-in-a-Box were collected and used as the "Issues" list to begin the public process. Three (3) public meetings were held to discuss the issues, challenges, opportunities, and possibilities within the Ute Valley Park. With a hands-on activity during each meeting, the public had an opportunity to hear the information that was presented and provide feedback on how that information was incorporated into the overall master and management plan. Over 150 citizens participated

during the master plan process; although not all requests could be accommodated, the planning team did their very best to address and include all suggestions that were voiced within the context of the established “Givens” and “Values.” All of the input received from the public can be found within the appendix of the document.

The Ute Valley Park Master and Management Plan represent a significant collaboration between the planning team, staff, the Friends of Ute Valley Park, numerous partnership organizations, and the general public. This comprehensive plan will guide the future of this important community open space resource for the next 5-10 years.

A complete copy of the Ute Valley Master and Management Plan, along with compiled comments received throughout the public process, can be reviewed at:

<http://parks.coloradosprings.gov/explore-play/explore/parks/ute-valley-master-plan-0>.

The plan was presented to the Palmer Land Trust’s Board of Directors on February 4, 2015, to ensure management techniques proposed within the plan aligned with the broader vision of the Conservation Easement. Although the Palmer Land Trust (PLT) is not required to approve the Master and Management Plan, PLT is responsible for monitoring the portions of the property purchased with TOPS funding to ensure the Department is complying with the requirements of the Conservation Easement. PLT supports the plan as presented.

FINANCIAL IMPLICATIONS:

N/A

BOARD/COMMISSION RECOMMENDATION:

On February 4, 2015 the TOPS Working Committee reviewed the plan with the following suggestions and discussion:

- Add language to the plan about the work staff is doing in regards to Forest Health and Wildfire Mitigation. *Language was added to the Forest Health and Wildfire Mitigation section to reflect work that has been completed and work that will be completed in the future.*
- Add information to the plan referencing archeological studies conducted as part of the planning process (without providing specific information regarding the locations of artifacts). *Language has been added to the plan to reference the Cultural Resource study that was completed, without revealing exact locations of artifacts.*
- A lengthy discussion took place regarding opportunities for dog off leash areas. The Committee did not reach consensus on the issue. Staff conveyed to the Committee that a separate meeting had taken place with a group of dog-off-leash advocates on February 2, 2014 to specifically discuss the issue. The issue of dogs off leash transcends the Ute Valley Master Plan process and involves the greater city-wide park system. The Park System Master Plan includes a recommendation to provide additional dog off leash areas within Colorado Springs. Staff does not recommend changes to the draft master plan to include dog off leash areas within Ute Valley Park, but recommends a broader community-wide discussion to identify the best locations and determine appropriate management policies

On February 12, 2015 the Parks and Recreation Board was presented the plan and had the opportunity to discuss elements within the plan. The following suggestions were made by the Board:

- Include language that would enable the Parks Department to incorporate any revisions to how dogs off leash are addressed, within Ute Valley Park, as larger community discussions take place. *Language was added that would allow the plan to incorporate modifications to Ute Valley Park based on larger community discussions.*
- Concerned about language that implies dogs are the single factor in trail widening. *Language was rephrased regarding trail widening.*

- Request to clarify the park designation. *Ute Valley Park is in the unique situation where a portion is classified as a Regional Park and a portion is classified as an Open Space. This is due to the different types of funding and land dedication that was utilized to acquire the property. Language has been added that clarifies this delineation. The official name of the area will be "Ute Valley Park".*

ALTERNATIVE:

N/A

RECOMMENDATION:

Staff recommends adoption of the Ute Valley Park Master and Management Plan as presented.

PROPOSED MOTION:

A motion recommending adoption of the Ute Valley Park Master and Management Plan.

Attachments:

- A complete copy of the Ute Valley Master and Management Plan, along with compiled comments received throughout the public process, can be reviewed at:
<http://parks.coloradosprings.gov/explore-play/explore/parks/ute-valley-master-plan-0>.

PARTIES NOTIFIED OF THIS MEETING:

Trails and Open Space Coalition

Friends of Ute Valley Park

Palmer Land Trust

Participants of the Ute Valley Park Master Plan Process

**COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD**

Date: March 12, 2015

Item Number: Action Item - #3

Item Name: **Acquisition of Approximately 7.022 Acres of Real Property for the Rock Island Trail Corridor**

SUMMARY:

The Parks and Recreation Department, through the City's Trails, Open Space and Parks Program ("TOPS") is recommending the acquisition of approximately 7.022 acres of real property currently owned by the Union Pacific Railroad ("Seller") located between the Pikes Peak Greenway and Templeton Gap Road for a 1.25 mile extension of the Rock Island Trail and key connection for the Legacy Loop.

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

The Property (the "Property"), more specifically, portions of railroad right of way defined as Area 2 and Area 3, a corridor approximately 1.25 miles long, consisting of approximately 7.022 acres is located along the Union Pacific Railroad (formerly Chicago Rock Island Railroad) north of the Old North End Neighborhood, between the Pikes Peak Greenway and Templeton Gap Road. The corridor is further defined by a 25' offset from the centerline of the existing railroad track.

The 1983 City of Colorado Springs Trails Master Plan first identified the Rock Island corridor as an important east-west trail link. The current 2015 Park System Master Plan identifies this section of missing trail as a top priority to advance the completion of the Rock Island Trail and the northern portion of the Legacy Loop Project. This corridor is also identified as a key missing link in the City's Bike Plan.

The TOPS Working Committee has had a strong interest in acquiring the Property since the inception of the TOPS Program in 1997. For the past 18 years the TOPS staff has made periodic inquiries to the Union Pacific Railroad to advance the completion of the Rock Island Trail and TOPS staff has explored numerous strategies including purchasing the property in phases, acquiring trail easements, obtaining lease agreements and other avenues.

The Seller has agreed to sell a 7.022 acre, 1.25 mile long corridor, to the City for Trail purposes. The City has entered into a Purchase and Sale Agreement ("PSA"), executed on March 3, 2015. The general terms of the PSA require the purchase of the Property within 180 days of execution of the PSA, including a 90-day Feasibility Review Period. The terms and conditions of the PSA are subject to the approval of the Mayor, Trails Open Space and TOPS Working Committee, the City Parks and Recreation Advisory Board, and the City Council of Colorado Springs.

The terms of the agreement include the following provisions:

1. Earnest Funds in the amount of \$25,000 shall be deposited in an Escrow Fund.
2. The City must enter into a covenant that restricts use of the property as follows: The Property must not be used for residential or lodging accommodations (including hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers) or educational or childcare facilities (including schools, kindergartens or day care facilities).

3. The City must install, within 120 days of purchase of the property, an 8' tall, chainlink fence to prevent access to or encroachment on the railroad right-of-way of Seller adjacent to the track-side boundary of the Property.
4. The City must install two 10' wide swinging gates in the fence to provide maintenance access to the Seller.
5. The City acknowledges that the Property is adjacent to the track-side boundary line of the Property which is dedicated for railroad purposes including railroad operations.

The Rock Island Trail is an existing east-west multiuse trail that begins in eastern Colorado Springs and terminates short of the Pikes Peak Greenway. This trail has been recognized nationally by Hillary Clinton as part of the coast to coast America the Beautiful Millennium Trail. Acquiring the 'missing gap' and connecting the existing Rock Island trail with the Greenway has been a goal of the City for 20 years.

Through the acquisition and construction of the final 1.25 miles of the Rock Island Trail, the Legacy Loop project will provide direct trail connections for Mann Middle School, Wasson High School, and Jefferson Elementary School with the Pikes Peak Greenway and the broader Colorado Springs multiuse trail network. Students and families living in nearby neighborhoods will also see dramatically improved connections to Monument Valley Park, Gossage Youth Sports Complex, Bonforte Park, Patty Jewett Golf Course, America the Beautiful Park (including the new GOCO-funded Environmental Playground), downtown Colorado Springs, and the Monument Creek waterway. Within these many destinations, diverse opportunities for play, exploration, and environmental education abound.

The acquisition of the Rock Island Trail and the Legacy Loop Project represent one of the most timely and urgent recreation projects in all of Colorado Springs. The opportunity to build on General Palmer's legacy of an interconnected series of family-friendly parks and trails is great, but the time to do so may be quite limited. There are three primary reasons this urgency exists; the short-term availability of matching funds, the once in a generation opportunity to purchase the missing Rock Island trail corridor from the Union Pacific Railroad, and the great momentum in the community for this project. Cycling advocates, running organizations, members of the Downtown Partnership, leadership in City government, neighborhood associations, local media, and the Greenway Fund have expressed support for this project.

The Rock Island Corridor has also been identified in the City's East-West Mobility Study as a future road corridor for the extension of Constitution Avenue from I-25 to Templeton Gap Road. Park staff has worked closely with City Engineering to ensure the acquisition of the Property for trail purposes with TOPS funding, but does not preclude the future extension of Constitution Avenue. Traffic Engineering has confirmed that the existing railroad corridor is adequately wide enough to accommodate both the acquisition of the trail corridor at this time and the development of Constitution Avenue in the future. Acquisition of the Property for trail purposes neither precludes nor advances the future development of Constitution Avenue.

One additional acquisition is necessary to complete the trail between the Pikes Peak Greenway and Templeton Gap Road. A small segment of the corridor is owned by the American Numismatic Association. Park staff is currently pursuing necessary right-of-way from the American Numismatic Association. An alternative on-street alignment of the trail can be pursued until such time as right-of-way can be secured.

FINANCIAL IMPLICATIONS:

Acquisition:

Acquisition of the Property will require \$749,400 from the TOPS Trails account. Funding necessary to complete the acquisition has already been appropriated from the TOPS Trails account for this purpose. No additional funding appropriation is necessary to complete the transaction.

Capital Improvements and Construction:

Funding necessary to install fencing along the common boundary between the Property and the railroad is estimated to cost \$170,000. Funding to complete the construction of the fencing has already been appropriated from the TOPS Trails account. No additional funding appropriation is necessary for fencing.

Funding for the final design and construction of the trail is estimated to cost approximately \$850,000. Funding for construction is anticipated to come from the TOPS Trails account (\$200,000) and a "Paths to Parks Grant" from Great Outdoors Colorado (GOCO). The City has submitted a grant application to GOCO for "Paths to Parks" funding in the amount of \$1,000,000 for the Legacy Loop Project. A portion of these GOCO funds will be directed to construct the Rock Island Trail. TOPS funding in the amount of \$200,000 for construction of the trail has already been appropriated for this purpose. If the City's grant request to GOCO is not successful, additional TOPS funding or local funding will be needed to construct the trail.

Operations:

Cost to maintain this 1.25 mile missing segment of trail are expected to be minimal. Annual operating costs are expected to be less than \$7,500. These costs can be partially offset through the City's successful "Adopt-a-Trail" program.

BOARD/COMMISSION RECOMMENDATION:

The TOPS Working Committee voted unanimously to support the acquisition of property from the Union Pacific Railroad for the Rock Island Trail and Legacy Loop on March 4, 2015.

ALTERNATIVES:

The TOPS Working Committee could decline to approve the acquisition of the Property.

RECOMMENDATION:

Staff recommends approval of the acquisition of the Property, from the Union Pacific Railroad, in the amount of \$749,400 with TOPS Trails funds for the advancement of the Rock Island Trail and the Legacy Loop Project.

PROPOSED MOTION:

Move approval of the acquisition of the Property, from the Union Pacific Railroad, in the amount of \$749,400 with TOPS Trails funds for the advancement of the Rock Island Trail and the Legacy Loop Project.

Attachments:

- [Property Legal Description and Overall Property Depiction](#)
- [Aerial Map of Overall Acquisition](#)
- [Landscape Architect's Rendering of Trail Improvement\(s\)](#)

Union Pacific Railroad Company

El Paso County, Colorado

Exhibit "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRIME MERIDIAN, AND THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, THENCE S19°32'53"W 4515.62 FEET TO THE INTERSECTION OF THE SOUTHERLY UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY AND THE WESTERLY ATCHINSON, TOPEKA & SANTA FE RAILROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S00°44'06"E, HAVING A DELTA OF 26°55'18", A RADIUS OF 1810.08 FEET, 850.50 FEET;**
- 2. S62°20'36"W 1248.10 FEET;**

THENCE LEAVING SOUTHERLY UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY N27°39'24"W 70.00 FEET TO A POINT BEING 30.00 FEET PERPENDICULAR TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD COMPANY TRACKS ;

THENCE 30.00 FEET SOUTHERLY AND PARALLEL WITH THE CENTERLINE OF THE UNION PACIFIC RAILROAD COMPANY TRACKS THE FOLLOWING TWO (2) COURSES:

- 1. N62°20'36"E 1248.10 FEET TO A CURVE;**
- 2. ON THE ARC OF CURVE TO THE RIGHT, WHOSE CENTER BEARS S27°39'24"E, HAVING ADELTA OF 26°52'04", A RADIUS OF 1880.08 FEET, 881.63 FEET TO A POINT ON SAID WESTERLY ATCHISON, TOPEKA & SANTA FE RAILROAD RIGHT OF WAY;**

THENCE S02°10'57"E 70.02 FEET ON SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3.397 ACRES (147,991.85 SQ. FT.)

AND ALSO A PARCEL OF LAND LOCATED IN THE SOUTH ¼ OF THE SOUTHEAST ¼ OF SECTION 31 AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32 TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH ¼ OF THE NORTHWEST ¼ OF SECTION 5 TOWNSHIP 14 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, THENCE S15°53'32"E 5814.42 FEET TO THE INTERSECTION OF THE SOUTHERLY UNION PACIFIC RAILROAD COMPANY RIGHT OF

WAY AND THE WESTERLY TEMPLETON GAP ROAD RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES:

- 1. N62°39'07"W 1791.35 FEET;**
- 2. S00°00'44"E 56.30 FEET;**
- 3. N62°39'07"W 752.80 FEET TO A CURVE;**
- 4. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S27°20'53"W, HAVING A DELTA OF 24°51'53", A RADIUS OF 1785.08 FEET, 774.67 FEET TO THE EASTERLY ATCHISON, TOPEKA & SANTA FE RAILROAD RIGHT OF WAY;**

THENCE ON SAID RIGHT OF WAY LINE N02°11'30"W 75.24 FEET TO A POINT OF CURVE, BEING 50.00 FEET SOUTHERLY AND PERPENDICULAR TO THE CENTERLINE OF THE TRACKS OF THE UNION PACIFIC RAILROAD COMPANY;

THENCE SOUTHERLY 50 FEET AND PARALLEL WITH SAID TRACKS THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S02°17'40"W, HAVING A DELTA OF 25°03'13", A RADIUS OF 1860.08 FEET, 813.35 FEET;**
- 2. S62°39'07"E 2029.89 FEET;**

THENCE S61°15'08"E 167.15 FEET TO A POINT BEING 54.08 FEET SOUTHERLY AND PERPENDICULAR TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD COMPANY TRACKS ;

THENCE S62°39'07"E 324.88 FEET PARALLEL TO SAID CENTERLINE, TO THE WESTERLY RIGHT OF WAY OF TEMPLETON GAP ROAD;

THENCE ON SAID RIGHT OF WAY S37°03'50"W 21.22 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD COMPANY AND THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3.625 ACRES (157,885.92 SQ. FT.)

**Union Pacific Railroad Co.
Real Estate Department
Omaha, NE.**

LD 0281345

LAND SURVEY PLAT

STATE OF CALIFORNIA COUNTY OF PLUM
 DISTRICT 1
 JAMES E. HARRIS, Sheriff

[illegible]

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LINE TABLE

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LAURENCE HALL - AREA 2
CHICAGO, ROCK & RIVER
UNION PACIFIC RAILROAD AND ACQUISITION
AT
COLORADO SPRINGS WORKS AND RELOCATION

Farmsworth GROUP
 6701 and 6702 West 12th Street, Suite 200
 Denver, Colorado 80202

COLORADO SPRINGS PAPER & MILL
WEST RECREATION ROAD
COLORADO SPRINGS, CO 80906

Rock Hill
Orange
YOU
Denver
and
COLORED

AREA 2
CHICAGO, ROCK & RIVER
UNION PACIFIC RAILROAD AND ACQUISITION
AT
COLORADO SPRINGS WORKS AND RELOCATION

LAND SURVEY PLAT

STUDY OF COLLECTED SPECIES, COLLEGE OF ENGINEERING, UNIVERSITY OF ALBANY



LINE	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
71	1.000000	1.00	UNIT	1.00	1.00
72	1.000000	1.00	UNIT	1.00	1.00
73	1.000000	1.00	UNIT	1.00	1.00
74	1.000000	1.00	UNIT	1.00	1.00
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100	1.000000	1.00	UNIT	1.00	1.00

[illegible]

Rock Island Trail Plan



- Rail Line
- Rock Island Trail
- 12' Wide Concrete

Parcels Funded by TOPS - 7.022 AC



FOR MORE

Sheet 1 of 1

Rock Island Trail
Templeton Gap to Fountain Creek

CITY OF COLORADO SPRINGS
Parks, Recreation and Cultural Services
1005 North Union Ave., Colorado Springs CO 80902-1005

DESIGNED BY: C. B. Smith Park Dept.
DRAWN BY: J. Anderson
DATE: May 2, 2013
SCALE: As Shown
BY: W. Stinson

THIS PLAN AND SPECIFICATIONS
CONSTITUTE THE ENTIRE AGREEMENT
BETWEEN THE CITY OF COLORADO SPRINGS
AND THE CONSULTANT.



NEVADA BRIDGE VIEW- ROCK ISLAND - DRAFT

LEGACY LOOP
GREENWAY AND TRAIL IMPROVEMENTS
PHASE 1
 FEBRUARY 11, 2016



HK associates inc.
 2023 Study Road, Box 101
 Aurora, Colorado 80014
 303-770-7201 FAX 303-770-7128
 Planning/Engineering/Construction Services

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT

PARKS AND RECREATION ADVISORY BOARD

Date: March 12, 2015

Item Number: Action - Item #4

Item Name: Minor Master Plan Amendment to North Cheyenne Cañon Park – South Cañon Trail Extension and Improvements

SUMMARY:

Minor Master Plan Amendment in North Cheyenne Cañon Park to include an extension of the South Cañon Trail in South Cañon area. The trail will provide a necessary segment of trail to complete a 1 mile trail loop from the Starsmore Discovery Center, increase park user safety, enhance the recreational experience and provide a needed east – west trail connection through the South Cañon portion of North Cheyenne Cañon Park.

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

South Cheyenne Cañon is the southern flank of North Cheyenne Cañon Park extending along the banks of South Cheyenne Creek and up the slopes of Cheyenne Mountain. The area includes numerous picnic spots along the creek, the main parking lots for the Starsmore Discovery Center and the popular South Cañon trail. South Cañon is accessed via Evans Ave, Mesa Ave and South Cheyenne Cañon Road and serves as a connection to the Seven Falls tourist destination.

The South Cañon area of the park experiences a fair share of recreational use despite the limited number of formal trails. Mesa Ave serves as an important east-west recreational access due to the lack of a formal trail connection. Mesa Avenue is a narrow roadway unsafe for non-motorized recreational users. Park Staffs' concerns over pedestrian safety along this corridor are even more amplified during the summer tourism season. With the reopening of the Seven Falls tourist attraction, more traffic is anticipated through the South Cañon of North Cheyenne Cañon Park. The Broadmoor Hotel has approached the City with concerns about pedestrian safety along Mesa Avenue for park visitors and hotel guests as they traverse between the Broadmoor Hotel and Seven Falls. The Broadmoor Hotel has committed funding to pay for the construction of a new trail that parallels Mesa Avenue.

Staff has evaluated design alternatives for a trail along Mesa Avenue in North Cheyenne Cañon Park and has identified a preferred alignment. The majority of the proposed trail will be constructed as a Tier 3 primitive trail with a 36" natural surface tread. The proposed trail will generally follow the historic Dixon Ditch alignment, an abandoned irrigation ditch that conveyed water from South Cheyenne Creek east to the Dixon Ranch (now the Julie Penrose House). The ditch was first constructed in 1865 for irrigation of 300 acres of ranch land and apple orchards. The majority of the ditch is natural surface, though a portion of the ditch was lined with concrete near the head gate in South Cheyenne Creek. The water rights to the ditch were sold to the City of Colorado Springs in the 1960's, rendering the ditch obsolete. Staff will determine a final alignment for the trail that provides unique opportunities for historical interpretation and is sensitive to our history.

The Broadmoor Hotel has requested that lighting be placed along the trail for pedestrian safety and comfort. The proposed lighting will be bollard lights, similar to the existing lights at the entrance to the Starsmore Discovery Center. The light fixtures on the bollards will focus light directly onto the trail surface to minimize light spill.

The proposed trail addition in North Cheyenne Cañon Park is 2,750 in length and will provide a trail extension of the South Cañon Trail and complete an attractive trail loop in South Cañon. The trail will serve to provide several key benefits to North Cheyenne Cañon Park. They include:

- **Park User Safety** - With the addition of the natural surface trail, south of Mesa Ave, recreational users and pedestrian will have the option to avoid traveling on the roadway. It is anticipated the new trail will draw additional use and visitors to the South Cañon area. In addition with the reopening of the renovated Seven Falls property this spring, the narrow roadways leading to Seven Falls will see an increase of vehicular traffic stressing the need for improving park users' safety.
- **Recreational Experience** – The proposed trail will supply a new trail amenity to North Cheyenne Cañon Park, offering park visitors more trail options and experiences in the park. In addition the new trail will offer users and park visitors a more natural recreation experience through the forest. The trail will formalize a much needed trail loop in South Cañon and provide another alternative short trail loop for educational programs based out of the Starsmore Center. Finally, the project will include a new cultural resource amenity with the incorporation of interpretive signage about the Dixon Ditch and the history of the area.
- **Trail Connectivity**- The addition of the trail will add a new loop to the South Cañon area allowing park visitors to leave the Starsmore Discovery Center and complete a 1 mile loop through the Park. Trail connections will be made to the existing South Cañon Trail, the Strawberry Fields Trail and the master planned Chamberlain Trail connection to the south. Finally, the trail connection will provide an east – west trail connection through the park. This will provide a safe and enjoyable pedestrian route through the park between the Broadmoor Hotel and Seven Falls.

FINANCIAL IMPLICATIONS:

There will be no cost to the Parks Department or City. The City will enter into an agreement with the Broadmoor Hotel whereby all proposed trail improvements will be funded by a private donation from the Broadmoor Hotel to the Parks Department. The Broadmoor Hotel will also provide all ongoing maintenance of the trail and lighting.

BOARD/COMMISSION RECOMMENDATION:

N/A

ALTERNATIVE:

Deny the proposed Minor Master Plan Amendment to North Cheyenne Canon Park

STAFF RECOMMENDATION:

Approve the Minor Master Plan Amendment to North Cheyenne Cañon Park to include the new extension of the South Cañon Trail, including lighting, as presented.

PROPOSED MOTION:

Approve the Minor Master Plan Amendment to North Cheyenne Cañon Park to include the new extension of the South Cañon Trail, including lighting, as presented.

Attachments:

- [Trail Alignment Exhibit](#)

PARKS AND RECREATION ADVISORY BOARD MEETING – March 12, 2015

STAFF REPORT

➤ Media Information

■ Article from Colorado Spring Business Journal

- "Balloon rally has a name", February 19, 2015

■ Articles from the Gazette

- "Balloon event aiming high – Organizers hoping for bigger, better", February 5, 2015
- "Approved downhill thrills could be in store for park", February 12, 2015
- "Support for balloon fest already taking off", February 19, 2015
- "Park spending hurts Springs in fit ranking", February 24, 2015

■ Article from Colorado Springs Independent

- "The city didn't kill these. Now they're flourishing", February 26, 2015

■ Article from the Westside Pioneers

- "1st of 7 exhibits revealed at GoG Visitor Center; will be open to public May 16", March 2, 2015

■ Article from KKTU

- "Submit ideas for Balloon Event", February 5, 2015

■ Articles from KOAA

- "Colorado Springs now home to professional soccer", February 19, 2015
- "Designer making big changes at Garden of the Gods Visitor Center", March 2, 2015

■ Article from KRDO

- "New hot air balloon festival announces name, new web site", February 19, 2015

MINUTES

Parks and Recreation Advisory Board
February 12, 2015
1401 Recreation Way, CSC 80905

Board Members Present: Jackie Hilaire, Gary Feffer, Charles Castle, Scot Hume, Ron Ilgen, Alex Johnson, John Maynard, Hank Scarangella

Absent: Mina Liebert

Alternates Present: Bob Lally

Alternates Absent: Jason Rupinski

CALL TO ORDER

Opening: Chair Hilaire called the meeting to order at 7:30 a.m.

CITIZEN DISCUSSION

Bighorn Sheep Day: John Demmon, representing the Friends of the Garden of the Gods, and Linda Carter, representing the Garden of the Gods Foundation and the Visitor and Nature Center, announced their 10th Annual Bighorn Sheep Day, which is scheduled on February 14th from 10:00 a.m. to 3:00 p.m. at the Garden of the Gods Visitor and Nature Center.

Parks Master Plan - Mountain Biking: Tim Scott said that the new master plan includes mountain biking. Thus, Mr. Scott wanted the Board to know that there is a mountain bike community within the city and that they are willing to work with the Parks Department (i.e. seeking grants, maintaining and developing mountain bike parks, trails, multi-use trails, etc., as well as to share their visions for new things related to mountain biking.

SCIP Bond: Susan Davies, Executive Director of the Trails and Open Space Coalition (TOSC), said that she was disappointed that the Council voted not to put the SCIP bond on the April Ballot. Ms. Davies said that TOSC is putting together a candidate forum and that she will share more as information develops.

APPROVAL OF MINUTES

John Maynard made a motion to approve the minutes from the January 8, 2015 Board meeting. Motion seconded by Ron Ilgen and carried unanimously.

Ayes: Jackie Hilaire, Gary Feffer, Charles Castle, Scot Hume, Ron Ilgen, Alex Johnson, Mina Liebert, John Maynard, Hank Scarangella
Nays: None
Absent: Mina Liebert

ACTION ITEMS

Proposed Disc Golf Course in Rampart Park (Item #1)

David Deitemeyer, Park Planner said that this was an action item for the Board to consider development of a disc golf course at Rampart Park Community Park. ([See presentation](#))

There were a number of citizens who spoke during the public input session, which have been recorded electronically for the record.

Charles Castle made a motion to approve the revised amended Rampart Park Master plan with the proposed development of a disc golf course in the natural areas of Rampart Community Park as well as the additional parking and pedestrian access improvements. Motion seconded by Alex Johnson and carried unanimously.

Ayes: Jackie Hilaire, Gary Feffer, Charles Castle, Scot Hume, Ron Ilgen, Alex Johnson, Mina Liebert, John Maynard, Hank Scarangella
Nays: None
Absent: Mina Liebert

PRESENTATION

➤ **Safety in Parks**

Kurt Schroeder, Manager of Park Operations and Development, introduced Lt. Jeff Jensen of the Gold Hill Division, who provided a presentation. ([See Attachment A](#)) ([See Attachment B](#)) Sgt. Mike Spitzmiller, Officer Tim Kippel and Officer Mike McCormick were present at the meeting to respond to the Board members' questions.

**NOTE: Board member Castle left the meeting at 10:00 a.m. and returned at 11:00 a.m.
Board member Johnson left the meeting at 10:35 a.m.**

➤ **Pikes Peak – America's Mountain Year-End Report**

Jack Glavan, Manager Pikes Peak – America's Mountain, provided a year-end report. ([See presentation](#))

➤ **Presentation of the Ute Valley Park Master and Management Plan**

Sarah Bryarly, Landscape Architect, provided a presentation regarding the Ute Valley Park Master and Management Plan. ([See presentation](#))

➤ **Popcycle Bridge**

Jeff Webb, Senior Analyst, provided a presentation regarding Popcycle Bridge. ([See presentation](#))

➤ **2014 Capital Improvement Project in Review**

Chris Lieber, Manager of Parks Development, provided a presentation regarding the 2014 Capital Improvement Projects. ([See presentation](#))

STAFF REPORT

- Bear Creek Canyon Caretaker's House
- Labor Day Special Event in Memorial Park with Hot Apple Productions
- [2014 Accomplishments](#)
- Request for Proposal (RFP) Update
- Joint City/County Parks Board Meeting
- Media Information

NOTE: Board member Hume left the meeting at 1:33 p.m.

BOARD BUSINESS

➤ Board/Committee Reports and Concerns

Dorchester Park Garden: In response to Board member Castle's questions regarding the garden, staff responded that the Pikes Peak Urban Gardens manages the Dorchester Park garden; staff will need to look at the agreement regarding who has rights to the crops (vegetables); and the water will be turned back on the third week in April.

ADJOURNMENT

There being no further business, the Board adjourned at 1:40 p.m.

PARKS AND RECREATION ADVISORY BOARD MEETING – February 12, 2015

STAFF REPORT

➤ Bear Creek Canon Caretaker's House

At the request of Mr. Maynard at the January 8, 2015 Park Advisory Board meeting, staff has begun investigating whether the unoccupied house at the entrance of Bear Creek Canon Park could be used as low income housing by one of the local non-profits. The impetus for Mr. Maynard's suggestion was twofold; first, to provide a lower income housing option and second, to provide a presence at the mouth of the canyon for safety and security purposes for users of the trailhead parking located there. The initial suggestion was to see if Habitat for Humanity might be interested and if HBA Cares, the philanthropic arm of the Home Builders Association, might be interested in helping with any potential renovation. Staff has reached out to both. The model that would be considered for the house is outside of Habitat for Humanity's mission. Their main goal is to assist people toward home ownership. In our case, the house would remain in the possession of the City. However, HBA Cares was interested as a partner to assist in the renovation of the house as may be needed. Greccio Housing and Partners in Housing were also approached with Partners in Housing expressing an interest and willingness to work with HBA on the project if feasible. It has been discussed that Federal grant dollars may be available to assist with any necessary renovations but they may also come with their own set of challenges. This is being further investigated. Greccio Housing works primarily with multifamily housing and investing in a single family home was outside of their typical approach. Staff is continuing to explore what possibilities may be available with Partners in Housing and HBA Cares. Staff has also approached City legal and real estate staff to see if such an arrangement might be permissible. An additional update will be provided in March.

➤ Labor Day Special Event in Memorial Park with Hot Apple Productions

Through a competitive Request for Proposal process, Scott Appelman (Hot Apple Productions) submitted an event proposal to continue the 38-year tradition of hot air ballooning in the City of Colorado Springs. Appelman is a past president of the Albuquerque Convention & Visitors Bureau and served on the board of the Albuquerque Balloon Fiesta for six years. His hot air balloon ride company, Rainbow Ryders, is the largest balloon company in the U.S., with more than 60 employees and offices in both Albuquerque and Phoenix.

Hot Apple's vision for the Colorado Springs balloon event is to create a well-rounded offering for the viewing public, to include entertainment from bands, cheerleading squads and dance troupes, a car show, sky-divers, vendors/concessionaires and a kid's play area. This festival-like atmosphere would give visitors a reason to stay and enjoy the event, even if inclement weather prevents a balloon flying activity.

Additional event enhancements include unique Special Shape balloons, pilot hospitality and VIP/sponsor activities, all of which will enhance the experience for all attendees and event partners.

➤ **2014 Accomplishments**
[\(See attachment\)](#)

➤ **Request for Proposal (RFP) Update**
Staff provided an update at the meeting.

➤ **Joint City/County Parks Board Meeting**
The meeting is scheduled on March 12, 2015, 11:30 a.m. at the Patty Jewett Golf Course Club House: 900 E. Espanola, Colorado Springs, CO 80907

➤ **Media Information**

■ **Articles from the Gazette**

- "Pesky beetle could wreak havoc on Colorado Springs trees", January 1, 2015
- "Guest Column (Steve Cox): Voters should decide capital improvements funding", January 11, 2015
- "Jones Park handed off – City Council votes 7-2 to donate forestland to El Paso County's park system", January 14, 2015
- "Guest Opinion (Alex Johnson): City Council made right choice on Jones Park", January 16, 2015
- "City Auditorium – Group seeks updates for aging city asset", January 17, 2015
- "Balloon festival plan ascends – Lodgers tax panel favors Labor Day weekend event at Memorial Park", January 23, 2015
- "Gazette Viewpoint: Balloons will fly again over Colorado Springs", January 24, 2015
- "Colorado Springs Council says no to ballot measure, yes to promise", January 28, 2015
- "Juvenile starts 3-acre grass fire – Blaze in Stratton Open Space caused by youth playing with lighter, official says", January 28, 2015
- "Council votes to place recall item on ballot despite protest", January 28, 2015
- "Summit house ideas sought – Long-awaited redesign will include the public", February 3, 2015
- "Balloon event aiming high - Organizers hoping for bigger, better", February 5, 2015

■ **Articles from Colorado Spring Business Journal**

- "Labor Day balloon festival to be replaced with...balloon festival?", January 26, 2015
- "Balloons returning for new festival", February 1, 2015
- "RFP to be released for Pikes Peak Summit House", February 3, 2015

■ **Articles from Colorado Springs Independent**

- "Tax question possible on April ballot", January 7, 2015
- "What will replace the Balloon Classic?", January 22, 2015
- "News brief: Balloons will return", January 28, 2015
- "New Summit House moves ahead", February 4, 2015

■ **Article from Colorado Springs Style**

- "Game On! Colorado Springs adds pro soccer team for 2015 – Colorado Springs Switchbacks", January/February 2015

■ **Articles from FOX/KXRM**

- "Unknown man shoots and kills dog in southeastern Colorado Springs park", January 7, 2015

- "Balloons & spirits fly high with new announcement", January 23, 2015
- "Fire breaks out at Stratton Open Space in southwestern Colorado Springs", January 28, 2015
- "Summit House", February 3, 2015
- "Pikes Peak Summit House to be restored", February 4, 2015
- "Hot air balloon organizer promises bigger & better event", February 5, 2015

Articles from KKTV

- "Hot Air Balloons to return to Colorado Springs", January 23, 2015
- "Repair work continues on North Cheyenne Cañon", February 2, 2015

Articles from KOAA

- "Balloons to return to Memorial Park", January 23, 2015
- "Stratton Fire", January 28, 2015
- "Flood repair and mitigation projects ahead of schedule in Cheyenne Cañon", February 2, 2015
- "Balloons fly with LART lift", February 3, 2015
- "New organizer of Colorado Springs balloon event promises expansion", February 5, 2015

Articles from KRDO

- "Emerald Ash Borer has invaded Colorado", January 7, 2015
- "New Labor Day weekend hot air ballooning event close to becoming reality", January 22, 2015
- "North Cheyenne Cañon flood damage work continues – Colorado Springs expects completion in early spring", February 2, 2015
- "Balloon Classic getting out of the balloon festival business", February 5, 2015
- "Plans for new balloon event revealed Wednesday – Replaces Colorado Balloon Classic Labor Day weekend in Colorado Springs", February 5, 2015

Article from Peak Living

- "Healthy Viewpoints: A hike to Pulpit Rock can boost your physical health – and your mental outlook"